

Extracts from notes of Deputy Secretary, Finance
Department, dated the 25th January 1954, and 23rd
February 1954.

"It appears that according to Government orders, the cost of lands will be given as a subsidy.

Subsidy is normally based on the annual loss incurred by the Board. The value of land is capital amount and the subsidy on account of price of land can only be based on the interest on the amount of the value of the land."

"This Department had suggested that instead of transferring Government lands free of cost to the Board for housing purposes, ~~(the lands may be leased to the Board for housing purposes,)~~ the land may be leased to the Board for a specified purpose and that the lease money may be recovered annually. ~~that~~ The Public Works Department has taken Government orders on this point. Government orders are that the land should be given not as a free gift but should be charged. The cost of land is, however, to be treated as a subsidy from Government towards Industrial Housing Scheme.

Under Section 58(1) of the Bombay Housing Board Act, the State Government may make, from time to time, subventions to the Board on such terms and conditions as the State Government may determine. Though it is open to Government to sanction a capital subsidy, ~~(it is not desirable Government to sanction a capital subsidy,)~~ it is not desirable to do so, since subsidy should normally be limited to the annual losses made by the Board. Accordingly, it was suggested that the Board should pay lease money annually. If, by this payment, any loss occurred, it would be taken into account for payment of annual subsidy. The Finance Department's

The question for consideration is regarding use of Govt. lands for housing under the Govt. of India's Subsidized Industrial Housing Scheme.

2. For the current year, construction of 3063 tenements at Chembur-Kurla, Bombay and 2866 tenements at Ahmedabad on the basis of Rs.215 lakhs' loan-subsidy from the Govt. of India, under the above Scheme has been sanctioned. The Govt. of India's loan-subsidy is based on the maximum cost of Rs.4,500 per tenement for storeyed buildings at Chembur-Kurla and 2,700 per tenement for single-storeyed structures at Ahmedabad. The land at Chembur-Kurla is Govt. land and is given free to the Bombay Housing Board and therefore, the cost per tenement is upto the Government of India limit, viz., Rs.4,500. There will, however, be a capital shortfall of Rs.457.6 per tenement due to Estab. charges and interest charges during construction. In respect of Ahmedabad where land was purchased, the cost has gone upto Rs.2,994 per tenement (Rs.2,609 construction cost + Rs.385 land.cost). The State Govt. has, therefore to bear the excess in capital cost of Rs.294 per tenement on this account for Ahmedabad. In addition to this an amount of Rs.305.3 has to be added to the capital shortfall on account of Estab. charges & interest charges during construction. Thus the total shortfall at Ahmedabad is Rs.599.3 per tenement.

3. The rents allowed by the Govt. of India for these tenements i.e. Rs.21 p.m. for Bombay and Rs.13-8-0 per mensem at Ahmedabad, are much below the economic rents. The total revenue shortfall per tenement over the life of the tenement is Rs.2,015 for Bombay and Rs.2,631 for Ahmedabad. Due to these Capital and revenue shortfalls, this State will it is anticipated, have to bear a total loss of amount Rs.1½ crores during the 80 years' life

period.....

period of the buildings (vide accompanying statements).

4. It is proposed to undertake housing, of single-storeyed type, for workers at industrial centres such as Poona, Sholapur, Surat, etc. in addition to housing at Bombay & Ahmedabad so as to extend the benefits of the Scheme widely to the industrial population.

The following table shows the estimated construction and land costs for Poona, Sholapur, Jalgaon, and Hubli:-

<u>Sr.No.</u>	<u>Station</u>	<u>Construction cost.</u>	<u>*Land cost.</u>
1	Hubli	Rs. 2,850	Rs. 250
2	Jalgaon	" 2,740	" 250
3	Poona	" 2,800	(vide remarks below)
4	Sholapur	" 2,700	" 250

* For purpose of estimates, land cost for Jalgaon has been taken as the basis. This may slightly vary for other towns. Land cost for Poona or Surat would be much heavier.

There is however suitable Govt. land available at some of these centres. If Govt. land where available is given free, Col. 4 in the above statement will be avoided. The purchase of new lands at places where Govt. land is available will mean locking up of funds which could otherwise be utilised for other schemes. The F.D. is not, however, agreeable to free grant of Govt. land to the Board for the industrial housing scheme but has suggested to lease land at 4% p.a. of the market value of the lands. The sample economic rents will then be as follows:-

(1) Hubli	...	...	Rs.22.1 P.M.
(2) Sholapur	...	...	Rs.20.8 P.M.

The Govt. of India have fixed rents for places other than Greater Bombay at not more than Rs.13-8-0 p.m. The revenue shortfalls (on the basis of capital, inclusive of Estt. charges and interest charges during construction) will, therefore, be Rs.3,391

per.....

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*C & D

per tenement at Hubli and Rs. 2,119 per tenement at Sholapur. (vide Accompanying statements) as against the total revenue shortfall of Rs. 2631 per tenement at Ahmedabad. The shortfall for Poona or Surat would be forbidding.

5. A way to reduce the revenue losses and to extend the benefit of the Scheme to the rest of the State is, therefore, to grant Govt. land where it is available and is not required for any other Govt. purpose, free to the Board for housing as was done in respect of Chembur-Kurla land. In fact, the Govt. of India Subsidized Industrial Housing Scheme contemplated such free grant of land whenever land belongs to Govt. or to the Board. The Subsidized Industrial Housing Scheme is being executed by the Board at Govt.'s instance and it should, therefore, get the necessary facilities as if it were a Govt. scheme. It is particularly desirable to give Govt. land free for industrial housing at places like Poona and Surat where otherwise, land costs would be prohibitive and involve a total revenue loss over the Subsidized rents which may be forbidding.

6. For the reasons given above, the matter is submitted for the orders of the Cabinet reg. free use of Government lands where such lands can be conveniently spared, for industrial housing under the Government of India Scheme on the same lines as the lands permitted for like purpose at Kurla-Chembur.

Subsidized Industrial Housing Scheme - Chembur-Kurla.

Capital cost per tenement:-	Buildings. Rs.	Installations. Rs.	Development of land. Rs.	Total Rs.
Cost.	3,000	900	600	4,500
Estt. charges - 7½% on cost of Buildings plus 2% on land cost.	225	67.5	12	304.5
	3,225	967.5	612	4,804.5
Interest on capital cost during construction -4½% for 9 months.	108.	30.8	19.5	153.1
Total capital cost per tenement.	<u>3,327.8</u> A	<u>998.3</u> B	<u>631.5</u> C	<u>4,957.6</u> D

Rateable value.	Rs.
1. Annual equated instalment for repayment of Govt. of India loan and int rent thereon.	147.8 P.A
2. Interest on Bombay Govt.'s share (Rs. 4957.6 - 4500) of Rs. 457.6 @ 4½%	19.5 "
3. Sinking Fund for Govt. of Bombay's share of Rs. 457.6 @ 16% for 80 years.	0.7 "
4. Repairs and Maintenance:- 1. 5% on cost of Buildings (A): 49.9 4.5% on cost of installations. (B): 44.9	94.8" 24.8" 287.6
5. Management on total cost (D) @ 0.5%	78.6 "
6. Taxes at 25½% including U.I.P. tax on gross - 10%	
	Reteable value.. 366.2 "

Economic Rent per annum:

1. Rateable Value: 366.2	
2. 5% on Rent Charged for ... vacancies, Bad debts etc. i.e.	
5% on Rs. 252	12.6
	378.8 i.d.
	Rs.. 31.5 p.m.
Outgoing after first 25 years	Rs.
1. Interest on Government of Bombay's share of capital cost:	19.5
2. Sinking Fund on Govt. of Bombay share of capital cost:	0.7
3. Repairs and Maintenance	94.8
4. Management	24.8
5. Taxes (including UIP tax)	78.6
6. Allowance for vacancies, bad debts @ 5% on rent	12.6
Total outgoings	231

STATEMENT B.

STATEMENT II SHOWING ECONOMIC RENT AND PROFIT AND LOSS
FOR AHMEDABAD TENEMENTS ON PRESENT BASIS..

Subsidised Industrial Housing Scheme. - Ahmedabad.

	Rs.	Per tenement.
1. Cost of construction.		
Cost of Building	2,609	
Land cost.	385	2,994.0
2. Establishment cost.		
On building construction	195.7	203.4
On plans cost 2% on Rs. 385	7.7	
3. Interest on Capital cost during construction.		
44% on Rs. 3,197.4 for 9 months		101.9
Total Capital Cost		3,299.3
4. Govt. of India's loan & Subsidy.		2,700.0
5. Capital Shortfall to be borne by state Government inclusive of Establishment charges.		599.8
6. Economic Rent including U.I.P. Tax		255.8
7. Rents approved by Govt. of India at 13-8-0 P.M.		162.0
8. Revenue Shortfall for the first 25 years (6-7)	93.8 x 25	2345
9. Outgoings after the first 25 years.	167.2	P.A.
10. Revenue loss for 55 years (80-25)		
Rent receipt p.a. at Rs. 13-8-0 p.m.	162.0	
Outgoings	167.2	
		5.2 x 55
		286.0

11 Total loss:

Revenue shortfall for 1st 25 years (8) = 2345
Add Revenue loss after 25 years (10) = 286.0

Net loss per tenement..2631

12. Total loss for 2,866 tenements =

2631

x 2866

7540446

Subsidized Industrial Housing Scheme- Ahmedabad.

Installations. Buildings. L-and Total

	Rs	Rs	Rs	Rs
1/ Cost	2,909	600	385	2,994
2. Estt. charges (7½% on cost of construction & 2% cost of land)	150.7	45	7.7	203.4
XXX Add Interest on Capital cost- during construction @ 4½% for 9 months	2,159.7	665.6	405.6	3,299.3
Total Capital cost per tenement.	2,228.5	665.6	405.2	3,299.3
<u>Rateable Value</u>				

- Annual Equated Instalment of Principal and interest G. of I.loan of Rs. 1350 88.6 P.A.
 - Interest on Bombay Govt's share of Rs.599.3 @ 4¼ % (i.e. 3,299.3-2,700) 25.5 P.A.
 - Sinking Fund at 0.16% on Bombay Govt.' share for 80 years. 1.0 P.A.
 - ~~Repairs and Maintenance~~ Management @ 5% on total cost (D) 10.0 P.A.
 - Repairs and Maintenance
 - 5% on cost of Buildings.(A) 33.43 63.4 P.A
 - 5% on cost of installa. (B) = 29.95 tions.
 - Taxes @ 25% including U.I.P tax gross 195.0 P.A
- 52.7 P.A
- Total Reteable Value
- 227 247.7 P.A

Economic Rent per annum

1. Reteable Value 227 247.7
 2. 5% on Rs. 162* to cover loss due to vacancies, bad debts etc. 8.1
- Rent at Rs. 3.8.0 255.8
- P.M. 3.8.0 i.e. Rs. 21.3 p.m.
- Outgoing after 25 years.
1. Interest on Govt. of Bombay's share of capital cost 25.5
 2. Sinking Fund o n Govt.of Bombay's share of capital cost 1:
 3. Repairs and Maintenance 63.4
 4. Management 16.5

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5. Taxes (including U.I.P. Taxes).	52.7
6. Allowances @ 5% of rent for loss due to vacancy, desertion bad debts, etc.	8.1

	167.2 P.A
Total	-----

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STATEMENT C.

HUBLI.

	Building Cost Rs	Installations. Rs	Land Development Rs.	Land £
Establishment charges at 7½% on Building and 2% on land development	2264	548	38	On lease at 4% per annum of market value
	169.8	41.1	0.7	
Total Rs.	~~2511.4~~ 2433.8	~~604.9~~ 589.1	~~39.9~~ 38.7	
Interest on capital during construction at 4½% for 9 months	77.6	18.8	1.2	
	2511.4	607.9	39.9	
Total cost = Rs. 3159.2				

Government of India loan and Subsidy = 2700.

Bombay Government's share
Rs.459.2

	Rs
1. Annual equated instalment on Govt. of India loan of Rs. 1350 at 6.57% per annum.	88.6
2. Interest on Bombay Government loan of Rs.459.2 at 4½% per annum.	19.5
3. Sinking fund for Bombay Government loan (for repaying in 80 years) of Rs. 459.2 at 16% per annum.	
4. Repairs and maintenance on	
(a) Building cost at 1½% (2511.4)	37.6
(b) On installations at 4½% (607.9)	27.3
5. Management at 0.5% on total cost (Rs.3,159.2)	15.7
6. Rent at 4% on land cost (250).	10.0
	~~257~~ 199.4
7. Taxes at 25% (on gross-10%)	57.8
	Total 257.2
8. Add 5% on Rent of Rs. 162 (at Rs. 13-8-0 per annual) for bad debts etc.	8.1
	Total 265.3

Economic rent per mensem Rs.22.1 p.m.

Revenue short fall in

55.3 0

STATEMENT D.

SHOLAPUR

	Building	Install tion.	Land develop ment	Land
Estt.charges at $7\frac{1}{2}\%$ on building and 2% on land development	2148	502	50	On lease at 4% p.a. of market value.
	161.1	37.6	1.	
	2309.1	539.6	51	
Interest on capital cost during construction at $4\frac{1}{2}\%$ for 9 months.	73.6	17.2	1.6	
	2382.8	556.8	52.6	

Total cost of Rs. 2991.1

Govt.of India loan subsidy =Rs.2700
Bombay Govt's share =Rs.292.1

1. Annual Equated instalment for Government of India loan Rs. 1350 at 6.57%.	Rs 88.6
2. Interest on Bombay Govt.share of Rs.292.1 at $4\frac{1}{2}\%$	12.4
3. Sinking fund for Govt.of Bombay's share of Rs. 292.1 at 0.16%* (* for repaying in 80 years).	
4. Repairs and Maintenance on	
a) Building cost (2382.7) at $1\frac{1}{2}\%$.	35.7
b) On installation cost (556.8) at $4\frac{1}{2}\%$	25.0
5. Management at 0.5% on total cost of Rs. 2992.1	14.9
6. Rent of land at 4% on land-cost of Rs. 250	10.0
	----- 187.0
7. ~~Rent~~ Taxes at 25% (approximate) (on gross-10%)	54.3 <u>241.3</u>
8. ~~Gross~~ 5% of Rs. 162 Rent (at Rs. 13-8-0 p.m. for bad debts, etc.	8.1 ----- 249.4 p.m.

Economic rent p.m. Rs.20.8 p.m.
 Revenue Short-fall in
 First 25 years.

100
 Rs. 249.4 outgoing
 Rs. 162.0
 Rent at Rs.
 13.8-0 p.m.

 87.4
 x 25 years

 Rs. 2185.0

Revenue Short fall in next 55 years

Outgoings.

No.(2)

12.4
~~112.4~~

No.(3)

.4

No.(4)

35.7)
 2500)
~~14.9~~)
 14.9

No.(5)

10.0

No.(6)

54.3

No.(7)

8.1

No.(8)

 160.8 p.a.
 x - 162 Rent p.a. at
 Rs. 13.8.0 p.m.

Excess.

1.2
 x 55 years.

Excess

Rs. 66

Total)
 loss)

2185-66
 = Rs.2119

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Extracts from Public works Department Note.
dated 15th January 1954.

" At the informal meeting of the Cabinet held on 3rd January 1954, it was decided that the lands required for works under Subsidized Industrial Housing Scheme should be given NOT as a free gift but should be charged. The COST of the land, will however, be treated as a subsidy from the Bombay Government towards the Industrial Housing so that there will be no increase in the cost as such.

In the case of Government lands already in the possession of the Bombay Housing Board, it has been decided to charge full ground rent/land revenue for the occupied and vacant lands in the Town and Island of Bombay and outside, it from the date from which the lands have been transferred to the Board by the late Labour and Housing Department. It seems that the same principle will apply to the lands which will be given in future to the Board. Subsidy on account of the ground rent or land revenue will then also have to be given to the Bombay Housing Board for the Subsidized Industrial Housing Scheme in Board for the Subsidized Industrial Housing in addition to the subsidy covering the cost of land as per Cabinet decision. The Finance Department and the Revenue Deptt. may see these papers unofficially for remarks in the first instance. (~~On return of the Revenue Department may see these papers unofficially for remarks in the first instance.~~) On return of the case from the Finance Department and Revenue Department, the question of grant of Government lands at Poona, etc, Where they are available, for Subsidized Industrial Housing Scheme for 1954-55, will be taken up".

~~Department's~~ suggestion was against a subsidy of a capital nature. On the same ground, finance Department has taken the view on the case dealing with financing of the new Industrial Housing Scheme that 50% subsidy to be received from the Government of India should be passed on the Board in the form of a loan and not in the form of subsidy. Subsidy of a capital nature gives a wrong impression regarding economic rent and consequently the correct loss to the Government is not exhibited. It is a matter of indifference to the Board whether a subsidy is received or not so long as the Government is bearing annual losses. Accordingly it is for consideration whether this case should be put up to Govt. again".

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IHS 1153/51928.

- P.W.D. -
- 'H'. -

Resubmitted with reference to the office note dated.
the 27th April 1954.

2. The Govt. of India have been approached by this Govt. requesting them to approve the programme for the construction of 5574 tenements for industrial workers at Bombay, Ahmedabad, Poona, Sholapur, Hubli Nadiad, Jalgaon, and Surat. The Govt. of India have been also informed that the works are being taken up in anticipation of Govt. of India's approval since the type plans are on the settled lines. (vide G.L. No. IHS 115/20147 H, dated the 30/4/54)

3. The question of grant of government lands for free use to the B.H. Board at Bombay, Poona, Sholapur, and Hubli, may now be taken up. The upto date position regarding the position regarding the availability of Govt. lands at the above places is as follows:-

BOMBAY. 10 acres of land out of S.No. 103 of Kirol are required for construction of 756 tenements at Bombay for the industrial workers during the year 1954-55. (vide H.C.'s letter No. 4 CHE-III/5670-H C.R., dated the 7.7.1953, in the file No. IHS 1152/152303 put up as linked file II) The H.C. has requested that the Collr. of Bombay and B.S.D. should be instructed to hand over the land required by the Board to the Ex-~~Enr~~ Engr. Housing Bombay East. Dn. The R.D. may be requested U.O. to take necy. action immediately in the matter.

POONA: The H.C. has asked for 25 acres of lands out

out of S.No. 120 of Yeravade, Poona for construction of 350 tenements at Poona. The R.D. has separately informed this Deptt. that the matter is under its consideration. It may be stated that the H.C. had proposed that 25 acres of lands should be given to the Board on the presumption that 350 tenements are to be only 100 tenements at Poona. ~~construct only 100 tenements at Poona.~~ ^{XXX} The area of Govt. lands now required will be obviously less. The H.C. may be, therefore requested to inform the Govt. in R.D. direct under intimation ~~xxxxxx~~ to this Govt. the exact area of lands required by him for the construction of 100 tenements at Poona. After issue of the letter at P.19-C/S, at Poona after ^{these papers may be} issue showin to the R.D. with a request to issue immediate instruction to the Collr. of Poona to hand over the land to the B.H.B. as soon as the H.C.'s reply is recd. by that Deptt.

SHOLAPUR. It has been decided to construct 100 tenements at Sholapur during the year 1954-55. The Govt. lands are available at Sholapur. Please see in this connection the letter dt. the 22-6-1953 from the H.C. As required by him, the Collr. of Sholapur may be requested to transfer the F.D No. 34 T.P.S. III, admeasuring 9 acres 31 gunthas to the Board and hand over the possession of the same to the Ex. Engr. Housing, Bombay East Dn. immediately. ^{that the F.P. No. 34 at Sholapur had been.} It may be stated reserved for future housing under G.L. No. 428/48/89619-H, dt. the 1-10-52. The R.D. may be requested to issue immediate instructions to the Collr. of Sholapur.

HUBLI. The H.C. had proposed that about 10 acres of lands out of plot No. 66 A admeasuring 19 acres and 31 gunthas at Hubli, may be given to the Board for construction of 100 tenements at Hubli. It has been now decided to construct only 50 ~~xx~~

RD. retype

tenements at Hubli. The plot of land in question is in possession of the E.D. In this connection, please see the E.department office note dt.the 17/7/1953, wherein that that Deptt.has stated that it has no objection, if the portion of the land in question is handed over to the Board for the use on S.I.H. works. It may be stated that the H.C. has made demand for 10 acres of lands on the presumption that 100 tenements are to be constructed at sholapur. Now the requirement may be much less. The H.C. may therefore be requested to inform immediately in R.D. direct under intimation to this Deptt., the ^e exact area of land now required by him. The R.D. may be requested to issue necessary

instructions in consultation with E.D. immediately to the Collr. of Sholapur to give the possession of necessary area of lands immediately to the Ex.Engr.Housing East Dn., Bombay as soon as the H.C.'s requirements are known.

4. It may be stated that the Board has been informed that though Government Lands, where available, will be given for free use for industrial housing, the lands will not vest in the B.H.B. but will be owned by Govt. There will, therefore, be no question of paying the O.P. for the lands mentioned above. It will not also be necessary for the Board to pay any land revenue or N.A. to the Govt. in R.D. since the ownership of the lands will remain with Govt. After issue of letter at these papers may be referred U.O. to R.D. for further action on all ~~dated~~ the points referred to above.

U.O.R. to
R.D. dt.7.5.54

ITEM 3 Use of Government lands for housing
under the Government of India's Sub-
sidized Industrial Housing Scheme.

The Principle of giving free use of Government lands
where such lands can conveniently be spared for industrial
Housing under the Government of India scheme was accepted. It was
also agreed that such lands could be given at concessional rates
in the case of suitable co-operative societies undertaking
industrial housing, ~~of suitable co-operative societies undertaking~~
~~industrial housing.~~

MKP12

Below extract from the decisions of Government
reached at meeting of the Council of Ministers held at 3 P.M.
on the 12th April 1954, at the secretariat- Bombay

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IMMEDIATE.

SECRET.

Political and Services
Department, Sachivalaya,
Bombay, 19/9/1954.
4

Forwarded with compliments to:-

The Secretary to Government, P.W.D.

In accordance with Instruction 24(3) of the Instructions
regarding the Business of the Government.

Sd/-

Secretary to
the Council of Ministers.

IMMEDIATE.

No.IHS.1153/51928-H

P. W. D.,
B.C. (Bombay)
5th May 1954.

To

The H.C.Bombay

Subject:- S.I.H.S.

Construction of tenements at
Poona and Hubli.

....

Sir,

I am directed to refer to your letter No. 4/PN/1/5026 HCR, of 1953, dt. the 18/6/1953, regarding the question of grant of 25 acres of land out of S.No. 120 of Yeravade Poona, for the purposed construction of 850 tenements at Poona, and to state that it has been now decided to construct only 100 tenements at Poona under the S.I.H.S for the year 1954-55 (vide G.E. No.IHS 1154/20147-H dt. the 30/4/54). It is, therefore, considered that the area of land now required by the Board for the construction of 100 tenements will be less than originally demanded by the Board. I am, therefore, to request you to inform Govt.in R.D. immediately, under intimation to this Deptt., the exact area of land that will be required by the Board for the construction of 100 tenements, at Poona during the year 1954-55 in order to enable the Govt.in R.D.to hand over the lands to the Board without any further delay.

2. I am also to invite attention to your letter No.4/HUB/1/4959 HCR., dated the 16/6/1953 re.10 acres of lands out of S.No.66 A of Hubli for construction of 100 tenements at Hubli, and to state that it has been now decided to construct only 50 tenements at Hubli (vide G.E. No.IHS 1154/20144-D, dt. the 30/4/54) it is considered that the area of land that will be now ~~required by~~

required ~~(by area of land that will be now required)~~ by the Board will be comparatively less than that demanded originally by the Board. I am, therefore, directed to request you to inform Govt. in R.D. immediately under intimation to this Deptt. the exact area of land that will be ~~be~~ required by the Board for construction of 50 tenements at Hubli during the year 1954-55, in order to enable Govt. in R.D. to hand over the lands to the Board, without any further delay.

Yours faithfully,
Sd/-

Assistant Secretary to the Government of Bombay,
Public Works Department.

MKP.12.

to. LGL 2354/111075 (a)-F
LGL 2954

Revenue Department,
Secretariat, Bombay,
16th October 1954

Subject:- Lands: Bombay Suburban District
Sholapur.

TRANSFER of-at, to the Bombay
Housing Board for construction of
tenements for industrial workers.

MEMORANDUM :

The undersigned presents compliments to the Collector Bombay Suburban District/Sholapur and is directed to state that Government has accepted the principle of giving the use of the Government lands where such lands can be conveniently spared for industrial housing under the Government of India Scheme. The value of the lands should be included in the cost of construction. The land as indicated below is required by the Bombay Housing Board for construction of tenements for industrial workers. The Collr. is therefore requested to contact the Executive Engineer concerned of the Bombay Housing Board and hand over to him immediately the land (~~over to him immediately the land~~) required by it subject to the condition that the Bombay Housing Board will abide by the terms to be settled at a later date.

Description of the land.

- | | |
|---|---|
| a) About 10 acres from survey
No.103 of <u>Kirol, Bombay Suburban District.</u> | Executive Engineer
of the Bombay Housing
Board. |
| b) About 9 acres -31 gunthas from
final lot No.34 Towns Planning
Scheme III of <u>Sholapur</u> (Reserved
for future housing vide Government
letter, Public Works Department, No.428/48/
89619.H dt.1st Oct. 1952.) | Executive Engineer,
Bombay Housing
Board, East Division |

2. The Collector is requested to submit to Government proposals relating to conditions of transfer of the above land in consultation with Housing Commissioner, Bombay Housing Board. The decision that ~~it~~ will be taken regarding land revenue or rent would be binding on the Bombay Housing Board.

3. The Collector is requested to report to Government in the Public Works Department, the occupancy price of the above land, ground rent and land revenue to enable the fixing of rents of the premises as well as to consider the question of giving necessary subsidy to the Bombay Housing Board.

By order and in the name of the Governor of Bombay,

Assistant Secretary to the Government of Bombay,
Revenue Department.

Copy forwarded to:-

The Accountant General (through the Finance Deptt)

The Public Works Department,

The Finance Department,

The Education Department,

The Director of Education, Poona.,

The Educational Inspector, Dharwar,

The Housing Commissioner, Bombay, Housing Board.

By Registered Post.

No. 2754/108413-P

L.L.

Revenue Department,

Secretariat, Bombay, (No. I)

27th November 1954.

Subject: - Lands:- Poona

Survey number 120 of Yeravade,

Transfer of -to the Bombay Housing
Board for construction of tenements
for industrial workers.

MEMORANDUM

The undersigned presents compliments to the Collector of Poona and with reference to the correspondence resting with his letter, No. M/OWS -II-2175, dated the 129th September 1954 on the above subject is directed to state that Government has accepted the principle of giving use of the Government lands, where such lands can be conveniently spared, for industrial housing under the Government of India scheme. The value of the lands should be included in the cost of construction. Government is pleased to direct that an area of about 8 acres from Survey Number 120 of Yeravade, District Poona, shown as verged red on the accompanying sketch should be handed over immediately to the Executive Engineer, Housing East Division Bombay Housing Board, Bombay for the above purpose subject to the condition that the Bombay Housing Board, will abide by the terms of transfer to be settled at later stage. Case papers are returned.

2. The Collector is requested to submit to Government, proposals relating to conditions of transfer of the above land in consultation with the Housing Commissioner or Bombay Housing Board.

The decision that will be taken regarding occupancy price, land revenue or rent would be binding on the Bombay Housing Board.

3. The Collector is also requested to report to Government in the Public Works Department, the Occupancy Price of the Land, ground rent and the land revenue to enable the fixing of rents of the premises as well as to consider the question of giving necessary subsidy to the Bombay Housing Board.

By order and in the name of the Governor of Bombay,

Assistant Secretary to the Government of Bombay,
Revenue Department.

Accompaniment: Sketch and case papers.

Copies forwarded to:-

The Accountant General (through the Finance Deptt)

The Public Works Department

The Finance Department,

The Housing Commissioner, Bombay Housing Board.